

*These notes refer to the Renting Homes (Wales) Act 2016
(c.1) which received Royal Assent on 18 January 2016*

RENTING HOMES (WALES) ACT 2016

EXPLANATORY NOTES

COMMENTARY ON SECTIONS

Part 3 - Provisions Applying to All Occupation Contracts

Chapter 5 - Joint Contract-Holders and Joint Landlords

Schedule 6 - Reasonableness of withholding consent etc.

Part 1 – Introductory

168. [Schedule 6](#) sets out circumstances which must be taken into account, so far as are relevant, for the purpose of determining whether a landlord has acted reasonably in refusing consent or imposing a condition on the grant of consent in various circumstances. The schedule applies only to consents under the following sections:
- Section 49 - Adding a joint contract-holder;
 - Section 57 – Permissible forms of dealing (for example, consenting to creating a tenancy or licence, to a transfer of the contract, or to a mortgage, if the contract permits that);
 - Section 114 - transfer of secure contract to a potential successor;
 - Section 118 - Transfer of secure contract with a community landlord to another secure contract-holder.
169. [Part 2](#) sets out circumstances that may be relevant to all of the above consents. [Part 3](#) sets out circumstances that may be relevant to particular transactions.